

74-DR-2003



**Cawley  
Architects**

**To:** Design Review Board  
Scottsdale, AZ

**From:** Sherman Cawley  
Cawley Architects, Inc.

**Subject:** Bell / 101 Executive Center  
8825 East Bell Road  
Scottsdale, Arizona

**Date:** October 21, 2003

## **PROJECT NARRATIVE**

---

On behalf of the LGE corporation and Biltmore Holdings, we are proposing to construct a garden office, condominium project consisting of 84,260 square feet of two story offices in eight (8) buildings at Bell and the 101 Freeway. This project will be sold as condominiums buildings, and is intended to serve the general office community.

The project replaces a previously proposed three story, 84,000 SF class "A" office at this location. That project had a number of stipulated setback, height and design standards imposed by Commission and Council that were imposed by the Horsemen's Park Planned Community District (33-ZN-2000) during its approval several years ago. This Executive Center project meets or exceeds all these stipulations. No variances or stipulation modifications are requested.

Not only does this project meet these standards, but also it reduces the scale of the project and breaks up the apparent bulk of the structures. This in turn creates view corridors and landscaping opportunities that did not exist in the earlier proposal. This is an important improvement in the design of the proposed project. There are more views and useable open space surrounding each building, bringing the occupants further in touch with their surroundings. This is especially important here, because view corridors have been the primary concern for the Horsemen's Park Planned Community District.

For this reason, we feel that the proposal is an excellent gateway to the Horsemen's Park Planned area. The reduced height and mass of these roofs allows additional visibility into the project, and promotes transparency into the of the Park area. This in turn supports Scottsdale's intention for the gateway to the Horsemen's Park Planned Community.

This site plan of the project is designed as a decentralized campus of small-scale two story office buildings. The largest footprint of any building is only 6,500 SF. The arrangement of buildings at the entrance to the Center is a centralized entry drive (at the previously approved entry location), with the surrounding four buildings creating a parking court. These buildings are flanked by other buildings facing east and west. Each building is free standing, with individual landscaped entrances and parking areas. Pairs of buildings also have courtyards that are developed as employee amenities.

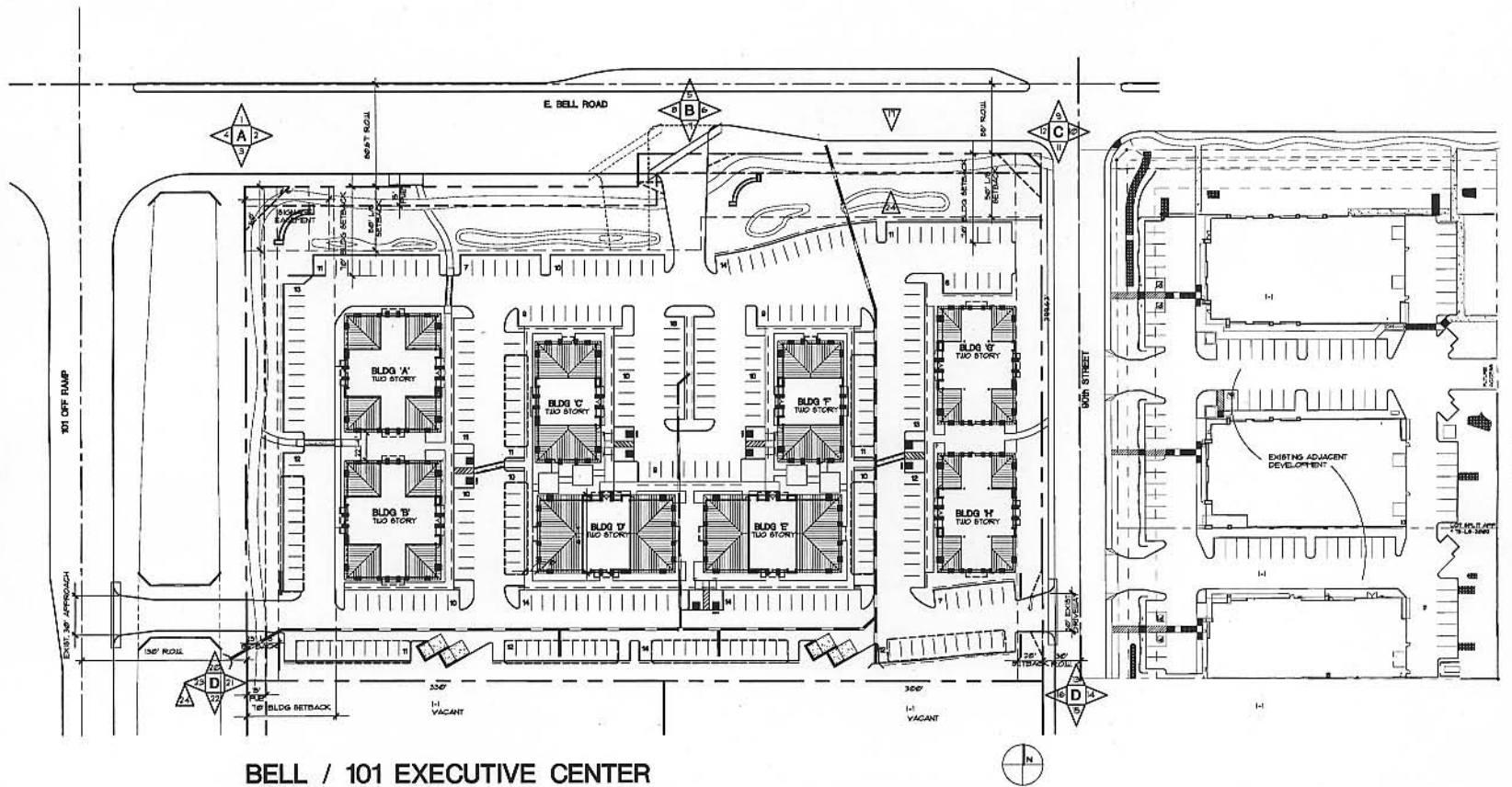
The 5.4-acre site is organized to promote easy circulation to each building, providing individual identity for the buyers. This identity is reinforced in the building design. The masonry and EIFS buildings have stone entry piers, which are repeated as a theme on each side of the building. The roofs will be standing seam metal, and are designed to break down the mass of the corners of each building. These in turn surround parapets, which conceal all the mechanical equipment for each building.

Colors will be natural, desert suedes and sandy browns and complement the adjacent buildings. They also comply with the McDowell Mountain Business Park Master Environmental Design Concept Plan (MEDCP). Site walls will match the building finishes. Roof overhangs will provide sun relief for the glazing at the office areas, and the entries will have two story faux stone and standing seam canopies to emphasize the identity for each suite. The entrances to the offices generally face toward the driveway intended for the public customer access. An accessible route is also provided throughout the parking area to the street.

Should you have any questions please feel free to contact us at the phone and fax numbers listed below.

Thank You,  
**Sherman Cawley**  
Cawley Architects, Inc.

74-DR-2003

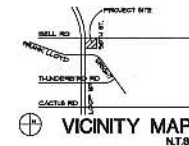
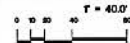


# BELL / 101 EXECUTIVE CENTER

A NEW BUILDING  
PROJECT BY

**LGE**

CONTEXT SITE PLAN



THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED  
HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN  
CONNECTION WITH THE DESIGN BUILD PHASED DEVELOPMENT  
AGREEMENT FOR THE ENCLAVE USE OF THE USE CORPORATION.  
ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT  
IN CIVIL LIABILITY.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A  
SURVEY. DIMENSIONS MAY NOT BE ACCURATE OR FULLY REFLECT  
ALL DIMENSIONS, DATA, ETC. WHICH MAY AFFECT THE DESIGN AND  
USABILITY OF THIS SITE. ALL DESIGN BEGIN HERE IS STRICTLY  
CONCEPTUAL.

**Cawley  
Architects**

1724 West 4th Street  
Tampa, Arizona  
85281  
(480) 237-9700

FOR  
REFERENCE  
ONLY

BELL / 101  
EXECUTIVE  
CENTER

8825 EAST  
BELL ROAD

SCOTTSDALE  
AZ

10 - 80 - 08

**LGE**  
DESIGN BUILD

740 N. 62nd St. #200  
PHOENIX, ARIZONA  
(480) 966-4001

#302-PA-2003

A-1  
OF X



**Cawley  
Architects**

1724 West 4th Street

Tempe, Arizona

85281

(480) 237-3700



BELL / 101

EXECUTIVE

CENTER

8825 EAST

BELL ROAD

SCOTTSDALE

AZ

10 - 14 - 03

**LGE**

DESIGN BUILD

740 N. 52nd St. #200  
PHOENIX, ARIZONA

(480) 988-4001

BLDG A & B

**A-7A**  
OF X



**EAST ELEVATION**

**WEST ELEVATION**

**SOUTH ELEVATION**

**NORTH ELEVATION**

**MATERIAL KEY**

MATERIAL	DESCRIPTION
1/2"	SPLIT FACED 8 X 8 X 1/2" EPS
3/4"	SMOOTH FACE 8 X 8 X 3/4" EPS
1/2"	EPS OVER CMU / FRAMING W/ LIGHT BAND FINISH
1/2"	POWDER COATED METAL
1/2"	KYNAR 500 STANDING SEAM ROOF PANELS
1/2"	LEDGESTONE CULTURED STONE VENEER
1/2"	LIGHT BAND FINISH EPS FACIA

**GENERAL NOTES**

- SEE STRUCTURAL DRAWINGS FOR LATEL INFORMATION

**COLOR KEY**

COLOR	COLOR	ITEM / COLOR NO
1	SONORA GRAY	DUNN EDWARDS - 6P 2729
2	VOLCANIC	DUNN EDWARDS - 6P 2705
3	ANTIQUE PATINA	KYNAR 500 - 54
4	EXCLUSIVE BROWN	KYNAR 500 - 104
5	ALUMINUM 6357	INTEGRAL COLOR CMU BY SUPPLIER

- PARTNER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS PAINTED AND FINISHED IN COLORS TO BE SELECTED BY ARCHITECT
- CALL FOR NATURALLY SEALED PRODUCTS TO MATCH NATURAL CMU COLOR - NO WHITE OR OFF WHITE COLORS
- PARTNER TO PREPARE MASONRY BLOCK OR OTHER SUPPLIES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES

**GLAZING KEY**

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK CHROME ANODIZED
EXTERIOR GLASS	1/4"	BRONZE REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-
-	-	-

- 1/4" AT WINDOW LOCATIONS NO GLASS SPANDREL PANELS
- SEE WINDOW TYPES FOR LOCATIONS OF TINTED GLASS

**74-DR-2003**  
**10-20-03**

**EXTERIOR ELEVATIONS**

1/8" = 1'-0"

THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN BUILD PHASED DEVELOPMENT AGREEMENT FOR THE EXCLUSIVE USE OF THE LGE CORPORATION. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN CIVIL DAMAGES.





BELL / 101  
EXECUTIVE  
CENTER

8825 EAST  
BELL ROAD

SCOTTSDALE  
AZ

0 - 10 - 00

**LGE**  
DESIGN BUILD  
740 N. 52nd St. #200  
PHOENIX, ARIZONA  
(480) 988-4001

BLDG C, F

A-7B  
OF X

MATERIAL KEY	
MATERIAL	DESCRIPTION
SP	SPLIT FACES 2' X 8' X 16' CMU
RS	SMOOTH FACE 8' X 8' X 16' CMU
EP	EPS OVER CMU / FRAMING W/ LIGHT SAND FINISH
PM	POLYMER COATED METAL
KS	KYNAR 500 STANDING SEAM ROOF PANELS
LS	LEDESSTONE CULTURED STONE VENEER
ES	LIGHT SAND FINISH EPS FASCIA

**GENERAL NOTES**  
1. SEE STRUCTURAL DRAWINGS FOR LATER INFORMATION.

COLOR KEY		
COLOR	COLOR	FIN / COLOR NO.
①	SONORA GRAY	DIAN EDWARDS - SP 3310
②	VOLCANIC	DIAN EDWARDS - SP 3320
③	ANTIQUE PATINA	KYNAR 500 - 124
④	WOODLUTE BROWN	KYNAR 500 - 124
⑤	ALUMINUM 6037	INTEGRAL COLOR CMU BY SUPERLITE

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS, CAPES AND FINISHES IN COLORS TO BE SELECTED BY ARCHITECT.
2. GULF FOR NATURALLY SEALED PRODUCTS TO MATCH NATURAL CMU COLOR - NO WHITE OR OFF WHITE CO. ONE
3. PAINTER TO PREPARE "MASTERY" BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLY GULF ON BUILDING FACADES.

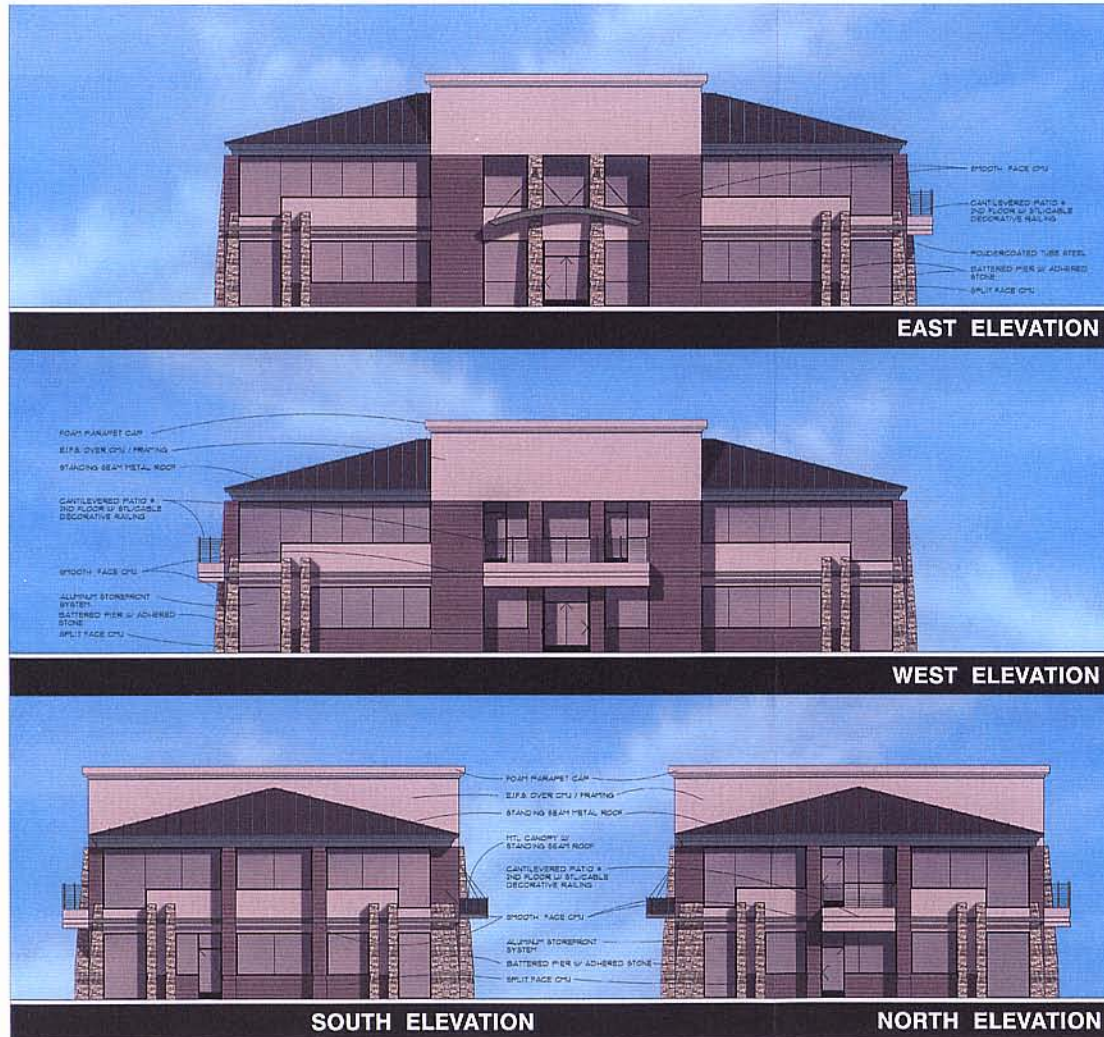
GLAZING KEY		
MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/2"	BROWN REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-

1. "F" AT WINDOW LOCATIONS INDICATES SPACER PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TINTED GLASS.

**ELEVATIONS**  
1/8" = 1' - 0"



THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN OF BUILDING PHASED DEVELOPMENT AGREEMENT FOR THE EXCLUSIVE USE OF THE LGE CORPORATION. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN CIVIL DAMAGES.



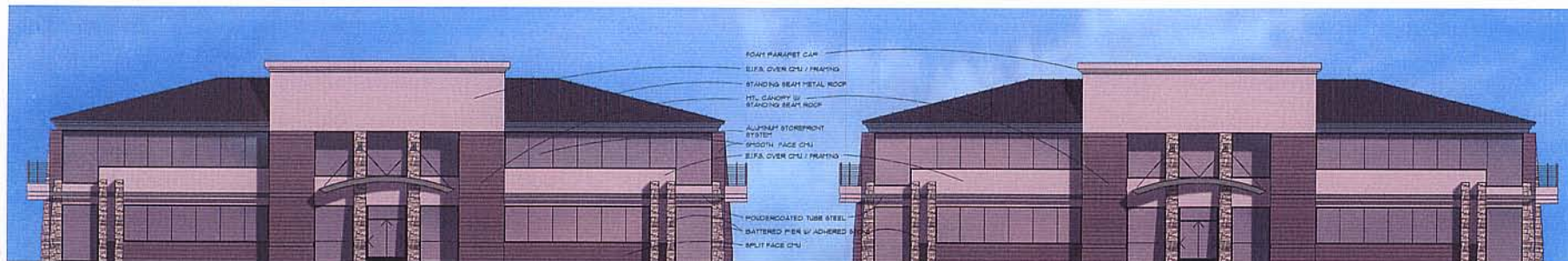
**EAST ELEVATION**

**WEST ELEVATION**

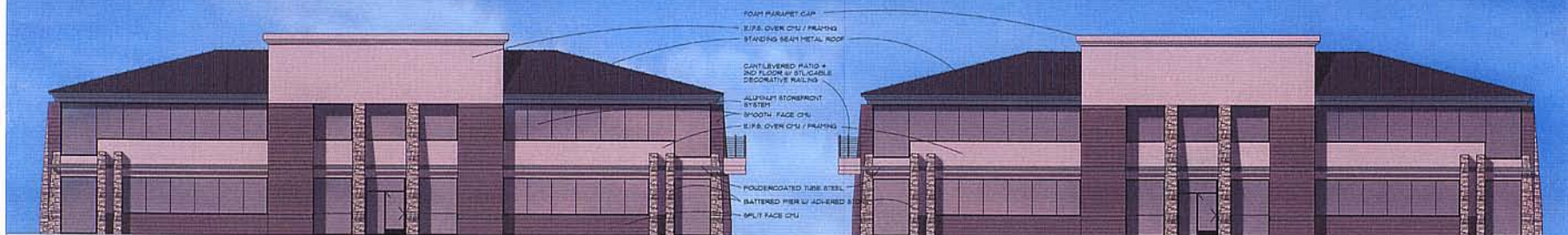
**SOUTH ELEVATION**

**NORTH ELEVATION**





**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

**MATERIAL KEY**

MATERIAL	DESCRIPTION
(S)	SPLIT FACED 8" X 8" X 16" CMU
(SF)	SMOOTH FACED 8" X 8" X 16" CMU
(V)	EIFS OVER CMU / FINISH W/ 1/2" S&B FIBER
(M)	POWDER COATED METAL
(R)	KITNAIR 300 STANDING SEAM ROOF PANELS
(ST)	LEDGESTONE CULTURED STONE VENEER
(SS)	1/2" S&B FINISH EIFS FASCIA

**GENERAL NOTES**

- SEE STRUCTURAL DRAWINGS FOR LITEL ABERTL CMU

**GLAZING KEY**

MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4" BRONZE REFLECTIVE
INTERIOR GLASS	1/4" CLEAR

- PLASTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BRICK VENEER AND FINISH "A" COLORS TO BE SELECTED BY ARCHITECT
- CHALK NONNATURALLY BEADED PRODUCTS TO MATCH EXISTING 2ND FLOOR 1/2" S&B CMU ON CMU JOINTS
- PLASTER TO PREPARE MASQUEY BLOCK OR OTHER SURFACES AND APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION OF BUILDING FINISHES

**GLAZING KEY**

MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4" BRONZE REFLECTIVE
INTERIOR GLASS	1/4" CLEAR

- 8" AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
- SEE WINDOW TYPES FOR LOCATIONS OF THERMOSEAL GLASS

**ELEVATIONS**

1/8" = 1' - 0"



THE ARCHITECTURAL DESIGN CONCEPTS AND DATA PRESENTED HEREIN REPRESENTS THE WORK OF SERVICE DESIGN GROUP IN CONNECTION WITH THE DESIGN BUILD PHASE DEVELOPMENT. GUARANTEE FOR THE EXCLUSIVE USE OF THE L&S COMPANY ONLY. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN CIVIL SUIT.

**Cawley Architects**

1724 West 4th Street

Tampa, Arizona

85281

(480) 237-3700



BELL / 101

EXECUTIVE

CENTER

8825 EAST

BELL ROAD

SCOTTSDALE

AZ

6 - 11 - 03

**74-DR-20**  
**10-20-03**

**LGE**

DESIGN BUILD

740 N. 52nd St. #200  
PHOENIX, ARIZONA

(480) 988-4001

BLDG D, E

**A-7C**  
OF X





MATERIAL KEY	
MATERIAL	DESCRIPTION
123	SPLIT FACE 8" X 8" X 16" CMU
124	SMOOTH FACE 8" X 8" X 16" CMU
125	SPLIT OVER CMU / FRAMING W/ LIGHT SAND FINISH
126	POUNDER COATED METAL
127	KYNAR 500 STANDING SEAM ROOF PANELS
128	LEICOR ONE GULLING STONE VENEER
129	LIGHT SAND FINISH EPS FASCIA

#### GENERAL NOTES

- SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION

COLOR KEY		
COLOR	COLOR	PPR / COLOR NO.
1	BRONZE GRAY	CMR EDWARDS - SP 772D
2	VOLCANIC	CMR EDWARDS - SP 772D
3	ANTIQUE PATINA	KYNAR 500 - 74
4	CHOCOLATE DRIFT	KYNAR 500 - 104
5	ANTHRACITE	INTEGRAL COLOR CMU BY SUPERSITE

- PAINTER TO PROVIDE A THREE COLOR SCHEDULE WITH ALL DECORATIVE BANDS HANDED AND PAINTED IN COLOR TO BE SELECTED BY ARCHITECT
- CALC FOR NATURALLY BEADED PROJECTS TO MATCH NATURAL CMU COLOR - NO DATE OR OFF WHITE COLORS
- PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES

GLAZING KEY		
MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRONZE ANODIZED
EXTERIOR GLASS	1/4"	BRONZE REFLECTIVE
INTERIOR GLASS	1/4"	CLEAR
-	-	-
-	-	-

- "W" AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
- SEE WINDOW TYPES FOR LOCATIONS OF TINTED GLASS

#### EXTERIOR ELEVATIONS

1/8" = 1'-0"

THE ARCHITECTURAL DESIGN CONCEPTION AND DATA PRESENTED HEREIN REPRESENTS AN INSTRUMENT OF SERVICE PROVIDED IN CONNECTION WITH THE DESIGN BUILD PHASED DEVELOPMENT AGREEMENT FOR THE EXCLUSIVE USE OF THE LGE CORPORATION. ANY OTHER USE OR RELEASE OF THESE DRAWINGS MAY RESULT IN CIVIL DAMAGES.

**Cawley  
Architects**

1724 West 4th Street

Tempe, Arizona

85281

(480) 237-3700



BELL / 101

EXECUTIVE

CENTER

8825 EAST

BELL ROAD

SCOTTSDALE

AZ

10 - 10 - 03

**74-DR-2003  
10-20-03**

**LGE**

DESIGN BUILD

740 N 52nd St #200  
PHOENIX, ARIZONA

(480) 980-4001

BLDG G & H

**A-7D  
OF X**